



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
ACTING COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

February 25, 2010



Mr. Mike Elabarger, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Belmont Glen Village
Loudoun County Application Number: ZCPA 2009-0007 & ZMOD 2009-0004

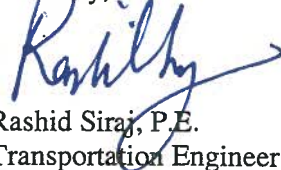
Dear Mr. Elabarger:

We have reviewed the above revised application as requested and have no objection to the approval with the following comments:

1. The computations for connectivity index should also take into consideration connection to existing/future streets. Accordingly the intersection of existing Fairhunt Drive/Holly Knoll and Leesylvania Courts (Segments=3, Intersection=1), and the future connection to the adjacent property, Goose Creek Preserve, (Segment=1, Intersection=1), should also be accounted for. The total number of "Street Segments" and the "Intersections" therefore should be 15 and 10 respectively, giving a Connectivity Index (CI) of $15/10 = 1.5$. Since the computed index for the designated "Suburban" area is greater than the required minimum value of 1.4, connectivity for this development is satisfied and no further exclusion is needed. (Note: In case exclusion was required then the distances should have been clearly identified on the plan view also.)
2. The applicant is cautioned that the above computed connectivity index is only applicable to the development of this property in a "single" phase. However, if phasing is proposed then each area shall individually satisfy the requirement of the connectivity index and provide access in multiple directions (minimum two (2) are needed).

If you have any questions, please call me at (703) 383-2046.

Sincerely,


Rashid Siraj, P.E.
Transportation Engineer

(App.Com-02-25-10)



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

November 16, 2009



Mr. Mike Elabarger, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Belmont Glen Village
Loudoun County Application Number: ZCPA 2009-0007 & ZMOD 2009-0004

Dear Mr. Elabarger:

We have reviewed the above revised application as requested and offer the following comments:

1. Our previous Comment 1 has not been satisfactorily addressed. As stated all related design features including area types, connectivity index with computations, schematics, etc, should be provided on the plan. In addition projected traffic volume (ADT) at every intersection should be shown to verify the required width of typical section. (Preferably a road matrix showing name of roads, ADTs, widths of right-of-way and pavement.)
2. Our previous Comment 2 has not been satisfactorily addressed. The "Determination of Compliance" provided with the referral may be adequate in-lieu of the regular Chapter 527 Traffic Impact Analysis (TIA). However, previously accepted TIA along with the (agency) approval letter should also be submitted for documentation.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer

(Com-2.11-16-09)

A-060

Elabarger, Mike

From: Siraj, Rashid, P.E. [Rashid.Siraj@VDOT.Virginia.gov]
Sent: Thursday, October 22, 2009 9:00 AM
To: Mosurak, Louis; Elabarger, Mike
Cc: cgleckner@ldn.thelandlawyers.com; James Mobley; Kraucunas, Paul J.; VanPoole, Thomas B., P.E.
Subject: Belmont Glen Village ZCPA 2009-0007 & ZMOD 2009-0004

Lou/Mike:

This is a follow-up from our meeting with you and the developer on October 15, 2009, for the subject application

It is our standing now that this development will conform to the latest edition of VDOT *Secondary Street Acceptance Requirements* (SSAR) and *Road Design Manual*, Volume 1, Appendix B(1) *Subdivision Street Design Guide*, Table 1 for Curb and Gutter Section. In accordance with these requirements one of the new items to consider is the provision for a sidewalk along public streets based on the lot size and functional classification of the road. However, these also allow a narrower street, if the projected traffic volume (ADT) does not exceed 2000 vpd, i.e. 29' for parking on both sides.

We are therefore suggesting that the applicant may reduce the proposed width of these roads - from 36' to 29', in accordance with applicable standards, to mitigate the additional requirements of providing pedestrian accommodations.

Rashid Siraj, P.E.
Transportation Engineer
Northern Virginia District
Virginia Department of Transportation
14685 Avian Parkway
Chantilly Virginia 20151-1104
Phone No.: (703) 383-2046
Email: Rashid.Siraj@VDOT.Virginia.gov



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

September 30, 2009

Mr. Mike Elabarger, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000



Re: Belmont Glen Village
Loudoun County Application Number: ZCPA 2009-0007 & ZMOD 2009-0004

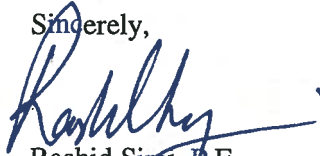
Dear Mr. Elabarger:

We have reviewed the above application as requested and offer the following comments:

1. Since the layout of the proposed development has been considerably revised from the previously approved plat it is now subject to the latest VDOT *Secondary Street Acceptance Requirements* (SSAR). The applicant therefore should ensure conformance by providing on the plan all related design features including area types, connectivity index and computations, schematics, etc.
2. It appears that no phase of the previously approved plat for this development was ever constructed. The revised layout on the same site is now considered a new development generating traffic volume in excess of 100 vph on a state controlled highway, i.e. Belmont Ridge Road, Route 659. In accordance with Chapter 527 Regulation this may qualify for submitting a new traffic impact analysis to VDOT for further review and comment. Loudoun County may consider this application accordingly.
3. The road layout proposed for the development should provide an adequate line of sight at the intersections without impacting the location of the adjacent lots. We strongly suggest verifying the sight distance at this time to avoid complications resulting from relocating these lots in future.

If you have any questions, please call me at (703) 383-2046.

Sincerely,


Rashid Siraj, P.E.
Transportation Engineer
(Com.09-30-09)

A-062

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
REFERRAL MEMORANDUM



DATE: February 9, 2010
TO: **MSC#62** Mike Elabarger, Department of Planning
FROM: **MSC#60A** Will Himel, Planner *Will Himel*
THROUGH: **MSC#60A** Mike Seigfried, Assistant Director for Land Subdivision *MS*
SUBJECT: **ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village
THIRD REVIEW**

Thank you for the opportunity to review the plat [dated June 6, 2009 and last revised on January 22, 2010], and Proffer Statement related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

Previous comments were satisfactorily addressed and no additional comments are offered at this time. Should additional revisions be forthcoming, Staff requests an opportunity to review these documents.

A-063

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
REFERRAL MEMORANDUM

DATE: November 19, 2009

TO: **MSC#62** Mike Elabarger, Department of Planning

FROM: **MSC#60A** Will Himel, Planner *Will Himel*

THROUGH: **MSC#60A** Mike Seigfried, Assistant Director for Land Subdivision *MS*

SUBJECT: **ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village
SECOND REVIEW**



Thank you for the opportunity to review the plat [dated June 6, 2009 and last revised on November 6, 2009], Statement of Justification, Zoning Ordinance Modifications, and Proffer Statement related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

Previous comments were satisfactorily addressed.

While no proffers were submitted for review on the first submission, a revised proffer statement was provided with this submission. Upon review of the revised proffer statement, Staff offers the following comments:

1. In Proffer Statement I(1), as Sheet 7 depicts zoning ordinance modifications and diagrams associated with the proposed development, it is recommended that Sheet 7 also be proffered. As it relates to Sheet 7, Staff notes the building height note is inconsistent with Proffer X. This note should be revised to be consistent with Proffer X.
2. Throughout the Proffer Statement, Belmont Glen is referenced as 'Drive'. However, according to County records this should be Belmont Glen 'Place'. Please replace 'Drive' with 'Place' throughout the Proffer Statement.
3. In Proffer Statement I(2), referencing public road access, please revise the word Adjacent with Adj. to match the actual language used on Sheet 4 of the Concept Development Plan.
4. Regarding Proffer V(9), referencing sidewalks, on Sheet 3 please add a label and leader arrow to indicate the sidewalks or add an appropriate notation to the legend depicting these, or change the referenced sheet from Sheet 3 to Sheet 4 in the Proffer Statement.

A-064

5. Regarding Proffer Statement VI(12), referencing dedication of open space/park land, how wide will the public access easement be between Lots 184 & 185? What materials will be used in its construction? As this is a proposed public access easement it should be depicted on the Concept Development Plan and its width and construction materials described.
6. Regarding Proffer Statement VI(16), referencing trails, will the 5' wide trail between Lots 121/122 & 162/163 be located within an easement, on open space, or on these individual lots? Staff recommends the trail be located off of the individual lots and on an open space parcel.
7. Regarding Proffer Statement VI(17), referencing the archaeological site, this site could not be discerned on the concept development plan. Staff recommends depicting the site on the Concept Development Plan and adding to the Proffer Statement this sheet number.
8. In Proffer Statement VI(19), referencing tree conservation, it is recommended that language be added to state that the approved Tree Conservation Plan be posted or otherwise made available on site as reference for construction personnel.
9. Regarding Proffer Statement VIII(22), referencing storm drainage, VDOT recently revised its regulations concerning storm water discharge. Please ensure any proffers conform with these new regulations.
10. In Proffer Statement VIII(26), please capitalize the word "proffer" on line 12.
11. Regarding parking, how many parking spaces per unit are being proposed? How and where will these spaces be provided? The proffers and concept development plan do not appear to address this.

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
REFERRAL MEMORANDUM

DATE: September 21, 2009
TO: MSC#62 Mike Elabarger, Department of Planning
FROM: MSC#60A Will Himel, Planner *Will Himel*
THROUGH: MSC#60A Mike Seigfried, Assistant Director for Land Subdivision *for ms*
SUBJECT: ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village

Thank you for the opportunity to review the plat, Statement of Justification, and Zoning Ordinance Modifications checklist related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

No additional proffers are proposed to those previously approved.

At this time Staff offers the following comments:

1. On sheet 1 of the plat, it is recommended that in Note 23 specific schools not be listed, as these will likely change. Alternately, a revision of the note reading "the property is proposed to be served by the following public facilities:" or similar is recommended.
2. Throughout the plat the label for Goose Creek is small: it is recommended that this be increased in size.
3. Throughout the plat Staff recommends numbering of^r otherwise identifying each of the individual open space parcels [ex.: A, B, C, etc.].
4. On sheet 3 and elsewhere on the plat, there is a parcel adjacent to proposed Lot 39 that is not labeled but would appear to be open space. It is recommended that this be reviewed and revised as needed.
5. On sheet 2 of the Statement of Justification, at the end of Line 3 under Project Summary, please revise the spelling of 'singe' to single.

A-066



December 3, 2009

Mr. Mike Elabarger
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

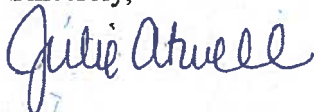
Re: ZCPA-2009-0007 & ZMOD-2009-0004; Belmont Glen Village

Dear Mr. Elabarger:

Loudoun Water has reviewed the referenced application and offers no objection to its approval. Public water and sanitary sewer service would be contingent upon the developer's compliance with Loudoun Water's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Julie Atwell
Engineering Administrative Specialist

A-067



PO Box 4000 | 44865 LOUDOUN WATER WAY | ASHBURN, VA 20146
TEL 571.291.7700 | FAX 571.223.2910

September 29, 2009

Mr. Mike Elabarger
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: **ZMOD-2009-0004 & ZCPA -2009-0007; Belmont Glen Village**

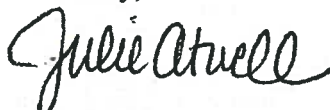
Dear Mr. Elabarger:

Loudoun Water has reviewed the referenced referral application and offers the following comments:

- Provide either open space between lots 191 & 192 for the sanitary sewer (as previously proposed) or 30' easement for the sanitary sewer as it traverses the lots.
- Provide Loudoun Water with an updated/revised water model prior to submission of revisions to the approved site plan.
- Loudoun Water might require that water main be extended from the cul-de-sac ending near lot 169 to Fairhunt Drive, this will be determined upon review of the updated water model and the revised site plan.

Water and sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should you have any questions, please advise.

Sincerely,



Julie Atwell
Engineering Administrative Specialist

A-068



The Goose Creek Scenic River Advisory Committee

751 Miller Drive, Suite C-2 · Leesburg, VA 20175

571-233-1703 · GooseCreekRiver@yahoo.com



November 16, 2009

Mr. Mike Elabarger, Project Manager
Loudoun County Planning Department
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg VA 20177-7000

In re: ZCPA 2009-0007 & ZMOD 2009-004 – Belmont Glen Village

Dear Mr. Elabarger:

In response to your request for comments on this proposal, we feel that the applicant has complied with all the requests our Committee has made in respect to the protection of Goose Creek and its 300' scenic easement along the length of the property abutting the creek. We appreciate also their moving two lots out of the easement area.

The Goose Creek Scenic River Advisory Board has no further recommendation at this time.

Sincerely,

Helen E. Casey

Chairman

Mark Peterson

Vice Chairman

John Isom

Committee

Helen E. Casey
Phil Daley
Kurt Erickson
Lynn Gibson

Steven Combs-Lafleur
Benjamin C. Lawrence
Joan G. Rokus

A-069

The Goose Creek Scenic River Advisory Committee

46753 Winchester Drive • Sterling, Virginia 20164-2200

703-430-3668 • GooseCreek2002@msn.com

September 11, 2009



Mr. Mike Elabarger
Loudoun County Planning Department
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg VA 20177-7000



In re: ZCPA 2009-0007 & ZMOD 2009-0004, Belmont Glen Village

Dear Mr. Elabarger:

Thank you for the opportunity to comment on ZCPA 2009-0007 & ZMOD 2009-0004, Belmont Glen Village.

There does not appear to be any change in the property as it affects Goose Creek and its scenic easement buffers as was first agreed upon by the property developers.

Please keep us apprised of other referrals and/or information that may affect Goose Creek scenic beauty or water quality in regard to this project. As information is developed, we reserve the right to bring any further comments to your attention.

Sincerely,

Helen E. Casey, Chairman

cc. Goose Creek Scenic River Advisory Committee

Chairman

Helen E. Casey

Vice-Chairman

Joan G. Rokus

Board

Steven Combs-Lafleur
Kurt Erickson

Benjamin C. Lawrence
Frederick B. McIntosh

Advisor

Frederick M. Crabtree

A-070



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175



Memorandum

To: Mike Elabarger, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: December 3, 2009
Subject: Belmont Glen Village, Second Referral
ZCPA 2009-0007 & ZMOD 2009-0004

Thank you for the opportunity to review the applicant's response to first referral comments dated September 24, 2009 regarding the above captioned applications. The fire-Rescue Planning Staff has no further comments.

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175



Memorandum

To: Mike Elabarger, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: September 24, 2009
Subject: Belmont Glen Village
ZCPA 2009-0007 & ZMOD 2009-0004

Thank you for the opportunity to review the above captioned applications.

The Planning Staff in agreement with the Fire Marshal's office is not opposed to the zoning modifications as requested. Although the Applicant stated that development will be restricted to no more than 31 units until access is provided through the Goose Creek Estates property Staff is concerned with the limited access available to the site. Staff respectfully requests information regarding the timing of the construction of the second access point and a brief summary of the proposed internal road network as well as how many additional units are approved as part of the Goose Creek Estates development that would be served by the same access point.

If you have any questions or need additional information, please contact me at 703-777-0333.



c: Project file



Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000




Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

28 August 2009

MEMORANDUM TO: Mike Elabarger, Project Manager
Department of Planning, **MSC 62**

FROM:  Matthew D. Tolley
Sr. Env. Health Specialist
Division of Environmental Health, **MSC 68**

SUBJECT: ZCPA 2009-0007 & ZMOD 2009-0004; Belmont
Glen Village
LCTM: 78/9 (PIN 195-19-3084)

The Health Department recommends approval of this application. The proposed development will utilize public water and sewer. There is a hand-dug well and septic tank serving the house in the southern part of the property which will have to be permitted and abandoned prior to record plat. Likewise, serving the house on the northern part of the property there are three wells and a septic tank which will require a similar treatment. The plat reviewed was prepared by Dewberry and was dated 12 June 2009.

Attachments Yes ___ No X

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.

MDT/JEL/mt
c:subdvgd.ref





Elabarger, Mike

From: church, boyd
Sent: Monday, September 21, 2009 2:53 PM
To: Elabarger, Mike
Cc: Williford, Randy
Subject: Belmont Glen Village ZCPA 2009-0007 & ZMOD 2009-0004

Dear Mike,

The Department of General Services reserves the right to comment on the above referenced project when stormwater management plans are developed usually at the Development Review stage. If you have any questions, please contact me.

Sincerely,
Boyd M. Church
Sr. Stormwater Engineer
Loudoun County Dept. of General Services
803 Sycolin Rd. S.E. Suite 100
Leesburg, VA 20175
571-258-3204 (direct)
571-233-9629 (mobile)

MEMORANDUM

RECEIVED

FEB 24 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

TO: Mike Elabarger, Department of Planning (#62)

FROM: Larr Kelly, Zoning Division, Department of Building and Development (#60)

JK

DATE: February 24, 2010

RE: ZCPA 2009-0007: Belmont Glen Village

As requested, I have reviewed the revised draft proffers, dated January 22, 2010, for the above referenced Zoning Concept Plan Amendment application. Pursuant to this review I offer the following comments:

1. In regard to proffers 13. and 18., which proffer the provision of an "open space/conservation easement" and a "scenic easement", respectively, I am uncertain as to the intended difference between the two easements. The scenic easement, which I presume is to be dedicated to the Board of Supervisors, would be ineffective as an easement on the "Future Public Passive Park" as the County would own the underlying fee. If the scenic easement is to be granted to the County as it pertains to the HOA's open space, it appears that the purpose of the two easements, to ensure that the eased area remains undisturbed, will essentially be fulfilled by either easement, and I do not believe that both easements are necessary. However, I also note that while the open space/conservation easement allows for utilities, stormwater management, BMP facilities, and trails there is no specific mention of these facilities in the scenic easement language. Yet, the CDP shows at least half of the stormwater management pond lying within the area intended to be subject to the scenic easement, so it is not clear whether stormwater management facilities are or are not intended to be allowed within the scenic easement area. I suggest that this be clarified. The CDP also shows a trail from between Lots 64 and 65 as necessarily having to cross the scenic easement and it is not clear if trails are to be permitted within the scenic easement. Again, I suggest that this be clarified. One way to do this would be to incorporate the last sentence of proffer 18, which allows for the removal of dead, damaged, dying or diseased trees, into proffer 13, while retaining the existing exemption found within proffer 13, and then deleting proffer 18.
2. In regard to proffer 16.D., in the second line thereof, I suggest that the phrase "shown on Sheet 3 of the CDP" be changed to read "shown on Sheet 4 of the CDP as '5' sidewalk with steps".
3. In further regard to proffer 16.D., in the third line thereof, the applicant has referenced "Lots 121, 122, 162 and 163". Based on what is shown on the CDP, I suggest that this be changed to "Lots 119, 120, 161 and 162".

A-075

4. In regard to proffer 25., in the eighth and ninth lines of the second paragraph thereof, I suggest that the phrase "in the Proffer Statement dated July 6, 2009 and revised through January 11, 2010" be deleted. Not only is the second referenced date incorrect, this whole phrase is unnecessary, as the preceding cross reference to Proffer 23 is sufficient
5. In regard to proffer 31., concerning the reforestation plan, I note that in some instances the applicant uses capital letters, appearing to create the term "Reforestation Plan" as a term of art, and at other times in the proffer, the term is written with lower case letters. I suggest that the term be clearly made a term of art and that capital letters be used consistently in referencing the Reforestation Plan.
6. In regard to the cover sheet for Exhibit B, I suggest that the word "preared" be changed to "prepared".
7. These proffers will need to be signed by all landowners, and be notarized, prior to the public hearing on this application before the Board of Supervisors.

A-076

MEMORANDUM



TO: Mike Elabarger, Department of Planning (#62)

FROM: Larr Kelly, Zoning Division, Department of Building and Development (#60)

JK

DATE: March 17, 2010

RE: ZCPA 2009-0007: Belmont Glen Village

As requested, I have reviewed the revised draft proffers, dated March 12, 2010, for the above referenced Zoning Concept Plan Amendment application. Pursuant to this review I offer the following comments:

1. In regard to proffer 16.D., in the second line thereof, I suggest that a closed parenthesis be placed after the word "steps".
2. In regard to proffer 30. I note that the applicant references sheets A, B, and C of the Concept Development Plan. I further note that proffer 1 indicates that these three sheets, dated June 12, 2009 and revised through March 12, 2010, are proffered. However, the Concept Plan with these dates does not contain Sheet A, B, or C. I suggest that these three sheets, dated as referenced, be attached to, and included as part of, the Concept Development Plan.
3. These proffers will need to be signed by all landowners, and be notarized, prior to the public hearing on this application before the Board of Supervisors.

A-077

STATEMENT OF JUSTIFICATION

BELMONT GLEN VILLAGE Zoning Concept Plan Amendment Application

TM 78, Parcel 9, MCPI #195-19-3084

June 12, 2009

Revised November 6, 2009

1. Introduction

Bayshire, LC of McLean, Virginia, is the applicant for the Zoning Concept Plan Amendment (ZCPA) for the proposed Belmont Glen Village community (MCPI #195-19-3084), which includes 143 acres. The Rouse/Belmont Glen rezoning application was approved in June 2004 for a residential community of 196 single-family detached dwelling units at a density of 1.37 dwelling units per acre. The property is located within the suburban policy area designated in the Revised General Plan on the west side of Route 659 (Belmont Ridge Road), the east side of Goose Creek, north of the Beaverdam Reservoir and south of the Dulles Greenway. The property is planned for residential use in the Revised General Plan (RGP) at a density between one and four dwelling units per acre. The original rezoning was for the PD-H3 zoning district administered under the R-8 traditional design option. The primary traditional design feature of the approved concept plan, along with an interconnecting street network, was the use of alleys with rear-loaded units along the alleys, and front-loaded units that required the garage to be set back twenty feet from the front of the house. The concept plan also proposed a highly clustered lay-out, maintaining nearly two-thirds of the site as open space, much of which is located adjacent to Goose Creek and is proffered for dedication to Loudoun County.

Since the time of rezoning approval, the applicant has received preliminary subdivision and construction plan approval for the project. As a result of these applications, the applicant came to the understanding that the traditional design option placed on a site with the topographical features of this property results in "over-engineering" the property. There also was difficulty finding homebuilders who had houses that could be accommodated on the lots with the slopes of the approved plans. As a result, the applicant undertook a new study of the property, which has resulted in the revised concept plan with an alternative lay-out for the approved 196 lots that fits better with the site topography. This revised lay-out is better suited to the requirements of the standard R-8 building and lot requirements, creating the need for the proposed zoning concept plan amendment application. The proposed concept plan amendment would develop the property under the standard R-8 district requirements. The revised concept plan will maintain the same density and number of dwelling units, as well as retaining the significant environmental protection features and the preservation of permanent open space to protect the green infrastructure and to

preserve the environmental integrity of the property.

2. Project Summary

The applicant for Belmont Glen Village is requesting to amend the approved concept plan from being administered under the R-8 district traditional design option to being administered under the standard R-8 district requirements. The revised concept plan will continue to provide 196 single family detached lots divided between small and large lot units. Open space will continue to be the predominant feature of the property with 67 percent of the land area preserved as permanent open space, with two-thirds of the open space area being dedicated to the County.

Belmont Glen Village will have no direct vehicular access to Belmont Ridge Road (Route 659), but will have access through inter-parcel access through the communities initially to the south and eventually to the east, as well, when the Goose Creek Estates property is developed. Internal access will be provided by public residential streets designed and built to Virginia Department of Transportation (VDOT) standards. Route 659 is planned for an ultimate six-lane, controlled access, median-divided, minor arterial roadway, with a four-lane divided interim improvement.

In summary, Belmont Glen Village constitutes the following:

Size:	143 ± acres
Existing Zoning and Concept Plan:	PD-H3 administered under the R-8 district traditional design option
Proposed Zoning and Concept Plan:	PD-H 3 administered under the standard R-8 district requirements
Density:	1.37 dwelling units per acre
Development Program:	196 single family detached dwelling units
Project Amenities:	Community design that implements green infrastructure policies with tree preservation areas, dedication of open space encompassing Goose Creek floodplain and wetlands, active recreation space and open space central to the community, sidewalks and pedestrian trails throughout property.
Open Space:	67 percent permanent open space (97 acres)
Surrounding Land Use:	North: Goose Creek, transition residential across Goose Creek East: Vacant (zoned PD-H4 residential) South: Residential (Belmont Glen) & Goose Creek Reservoir West: Goose Creek, transition residential across Goose Creek

Planned Land Use: Suburban policy area/residential east of Goose Creek
Transition policy area west of Goose Creek

The revised concept plan, which works better with the existing grades on the property, offers many advantages over the approved concept plan lay-out, outlined as follows:

- The proposed design is more consistent with the existing topography resulting in less overall earthwork and existing landform modification.
- The more efficient lay-out reduces infrastructure needs including reduced road lengths, site utilities, elimination of alleys, less need for retaining walls, and, when needed, smaller retaining walls, and a potential decrease in wetland impacts.
- By following the topography, the pedestrian network will be more user friendly, especially in terms of ADA accessibility, with less steep grades encountered in the pedestrian system.
- As a result of eliminating the alleys and a more efficient street lay-out, there is a 5.2 acre reduction of the impervious surface on the property, an increase in the pervious area on individual lots, and an overall increase in the open space on the property.
- The central community open space has increased nearly two acres in area from 1.8 acres to 3.6 acres, while the significant open space area preserved along Goose Creek remains unaffected.
- These elements also potentially lead to a decrease in the stormwater management requirements, thereby allowing for increased opportunities to use low impact design techniques.
- Together, these features result in a “greener community” design.
- The costs of home construction also are reduced as a result of the revised lay-out, resulting in a more-cost efficient home to the consumer.
- Along with the advantages of the revised lay-out listed above, there will be no detrimental effects to the County as a result of the proposed ZCPA, since the existing proffers will be essentially maintained and there will be no increase in the number of dwelling units.

3. Comprehensive Plan Conformance

The property is governed by the land use policies contained in the suburban policy area of the RGP and the transportation policies found in the Revised Countywide Transportation Plan (CTP). This property lies on the western edge of the suburban policy area in the Ashburn community. Belmont Glen Village is proposed as a residential neighborhood as outlined in the RGP.

A maximum of 196 single family detached dwelling units are proposed for Belmont Glen Village under a concept plan that allows for open space to be the dominant visual feature with emphasis on the

green infrastructure elements located on the property. While the RGP permits new residential neighborhoods to develop at densities up to four dwelling units per acre, Belmont Glen Village is proposed for a density of 1.37 dwelling units per acre in order to achieve maximum open space sympathetic to the natural features of the property. As a result, Belmont Glen Village achieves a compact and efficient design minimizing the need for extensive infrastructure extensions. The proposed amendment to the approved concept plan reduces the amount of the infrastructure to an even greater extent, as well as an increase in the amount of open space area. The active recreation site, which has been enlarged under the proposed concept plan, is located centrally in the community and will be a prominent feature of the built portion of the property.

The proposed amendment improves Belmont Glen Village's response to the environmental recommendations specified in the RGP. These environmental features include the Goose Creek floodplain and management buffer, the steep slope areas, the tree preservation areas, and the on-site stream corridors. The revised concept plan responds to the on-site features as follows:

1. River and Stream Corridor Management Buffer

The Goose Creek floodplain and rivers and streams corridor management buffer areas have been preserved with the design for Belmont Glen Village. The property has two miles of frontage on the Goose Creek, with 64 acres along this frontage being dedicated to the County for the linear park planned and being implemented by the County along the east side of Goose Creek. The compact community design coupled with the low density preserves the Goose Creek floodplain/buffer area.

2. Existing Tree Cover

Belmont Glen Village provides an efficient lot lay-out that preserves the existing vegetation and tree cover and limits clearing to the compact building area (only one-third of the site) enabling the preservation of a significant portion of the existing tree cover. Again, 67% of the site is being retained as permanent open space, with much of that designated as tree preservation area.

3. Steep Slopes

The revised concept plan for Belmont Glen Village protects the steep slope areas as did the approved concept plan.

4. Zoning

The property currently is zoned PD-H3 and administered under the R-8 district traditional design option. The revised concept plan proposes to be administered under the standard R-8 district requirements, which is the primary revision to this application. The proffer commitments will remain essentially

unchanged. Several of the Zoning Ordinance modifications granted with the approved rezoning are being continued with this application including reducing the buffer required at the edge of a PD-H district and the modification to permit a cash contribution for the affordable dwelling unit (ADU) requirement. Several modifications granted with the approved rezoning no longer are needed with the revised concept plan including private streets and modifications to the traditional design option criteria. An additional modification regarding height limitations at the edges of PD-H districts is proposed, since one lot under the revised lay-out cannot meet this provision. The requested modifications with justification are included in a separate document submitted with this application.

5. Transportation

Belmont Glen Village, while located on the west side of Belmont Ridge Road, it has no frontage on Belmont Ridge Road and no entrance onto Belmont Ridge Road. Belmont Glen Village will not have direct access to Route 659, but will have access via interparcel access with the Goose Creek Estates property to the east and the Belmont Glen and Corro subdivisions to the south. The Goose Creek Estates property provides a second access point to Route 659 at a signalized intersection opposite Broadlands Boulevard with the approved Goose Creek Preserve rezoning application (ZMAP 2002-0009) Until the intersection and road access through the Goose Creek Estates property is constructed, the proffers restrict Belmont Glen Village to constructing 60 units for which the access will be provided through the Belmont Glen subdivision via Fairhunt Drive and Belmont Glen Drive, which has a full-movement intersection at Route 659. Prior to construction of this entrance, it will be reviewed and approved by VDOT for compliance with all safety and construction standards. The Belmont Glen Drive entrance, which is constructed and is open to traffic, meets all VDOT construction and safety standards, including adequate sight distance. Since the Belmont Glen rezoning was approved, the entrance for the Corro property rezoning on Belmont Ridge Road also has been constructed and is accessible from Belmont Glen Village through Belmont Glen.

The Belmont Glen Village forecasted traffic (determined at the time of the rezoning application) can be accommodated adequately at the key intersections in the study area without additional roadway improvements beyond those identified under background conditions. The up-front regional road cash contribution of \$750,000 has been paid to the County. The proffers also provide for dedication of Belmont Ridge Road right-of-way where any portions of the property are within 60 feet of the centerline of Belmont Ridge Road at the time of record plat or upon request of the County. The proffers also provide for the construction of a 10-foot wide trail where the right-of way for Belmont Ridge Road crosses the property at

the time of record plat approval. The applicant intends to maintain the same road proffers with the proposed amendment.

Belmont Ridge Road is classified as a minor arterial road in the CTP and planned ultimately as a six-lane median divided controlled access roadway, with 120 feet of right-of-way. It currently is being upgraded from a two-lane rural roadway to a four-lane median divided controlled access roadway as an interim condition. With no difference in the number of lots proposed, there is no difference in trip generation from the approved concept plan for the property.

6. Zoning Ordinance Section 6-1211(E) - Issues for Consideration

(1) *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

The Comprehensive Plan designates the location of Belmont Glen Village as appropriate for suburban residential development with a density of up to four dwelling units per acre. The approved concept plan and zoning is PD-H3 for the purpose of constructing 196 single-family detached units at a density of 1.37 dwelling units per acre, which will not change with the revised concept plan. The project design conforms to the land use and residential densities recommended in the RGP, as well as the green infrastructure policies.

(2) *Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*

The applicant is proposing the amendment in response to the current housing market conditions, which have changed since the time of the rezoning approval. The applicant found that the builders' house plans did not fit the lots and the site conditions. The applicant determined that due to the difficult topographic features of the property, the standard lot layout works better with the site contours than did the traditional layout, and provides lots that better suits the builders' house plans. The Comprehensive Plan designates this area as appropriate for suburban residential development with special emphasis on preservation of open space, river and stream corridor management buffers, and tree preservation, all of which have been preserved by the revised concept plan.

3) *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.*

Both the approved and proposed uses are compatible with the surrounding properties due to the proposed use (single family detached) and density (1.37 dwelling units per acre). Adjacent land to the south of Belmont Glen Village is zoned R-8 and is developed as single family detached

units. The Goose Creek Estates property to the east is zoned PD-H4 and also is to be administered under the R-8 district regulations. The Broadlands planned community located across Route 659 from Belmont Glen Village is developed at approximately 3.0 dwelling units per acre.

- (4) ***Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.***

Belmont Glen Village is located in an area of the county that is designated for suburban residential development. The full array of public infrastructure and utilities are available in this location. Central sewer and water extensions are located in proximity to the property. Elementary, middle, and high school facilities are planned or exist within a five-mile radius of the property. The proffers provide significant contributions for county capital facilities and transportation, as well as require the applicant to fund the costs of extending water and sewer to the property.

- (5) ***The effect of the proposed rezoning on the County's ground water supply.***

Belmont Glen Village will not negatively impact the ground water supply in Loudoun County as the project will use central water and will not use ground water from the immediate area. Additionally, with 67% of the site being retained as open space, Belmont Glen Village is preserving the majority of the property's capacity to replenish the groundwater supply.

- (6) ***The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.***

The applicant will use proper engineering techniques to insure that appropriate measures are taken to safeguard the integrity of the structural capacity of the soils.

- (7) ***The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.***

Belmont Glen Village is located along Route 659, which is designated as a minor arterial roadway that will provide access to Belmont Glen Village. The proffers include a \$750,000 contribution for improvements to Route 659, which the applicant paid in 2004 and 2005 to off set the regional road impacts generated by the rezoning.

- (8) ***Whether a reasonably viable economic use of the subject property exists under the current zoning.***

The applicant has determined that the approved concept plan is not viable in today's housing

market primarily due to the fact that the builders do not have house plans that work with the approved lot configuration. The revised concept plan better meets the current housing market house plans.

- (9) *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.***

Both the approved and revised concept plans have been designed in accord with the Comprehensive Plan's green infrastructure policies, and which have been designed to minimize the impact of the development on the natural features, wildlife habitat, vegetation, water quality and air quality. Conservation design is one of the major design features of this concept plan. Sixty-seven percent of the site will remain as open space to preserve these features.

- (10) *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.***

Belmont Glen Village is located in the suburban policy area as designated in the Comprehensive Plan that calls for residential use up to four dwelling units per acre and is not an area intended for economic development activity. Belmont Glen Village will provide a support residential use in proximity to existing and planned commercial and office centers by providing housing needed for the employees of these centers. Major employment centers are located along the Dulles Greenway in the vicinity of the project.

- (11) *Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.***

Belmont Glen Village is not located in an area designated in the Comprehensive Plan for agriculture, industry or business.

- (12) *Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.***

The Comprehensive Plan designates this location for residential development. The RGP policies provide for a balanced land use pattern and call for this area to be a residential neighborhood.

- (13) *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.***

The Comprehensive Plan designates residential uses with densities between one and four dwelling units per acre as the most appropriate uses in this location. The revised concept plan preserves the valued open space elements of the property and will implement the green

infrastructure policies set forth in the RGP.

- (14) *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.***

Belmont Glen Village is located south of the Dulles Greenway in proximity to major office and commercial centers. Belmont Glen Village is well-situated to provide the housing for the workers in these employment centers in accordance with the Comprehensive Plan. This area is planned for public facilities and infrastructure which is being constructed as the residential communities develop to accommodate the residential uses.

- (15) *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.***

Affordable dwelling units (ADU's) are being addressed under the provisions of Article 7 of the Zoning Ordinance, which permit the payment of cash contributions in lieu of construction.

- (16) *The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.***

The compact design of the revised concept plan enables 67% of the property to remain as open space, which is protecting the floodplain, river and stream corridor management buffer, steep slopes and the one archeological site identified on the property.

7. Conclusion

Belmont Glen Village conformance with the land use, density, and green infrastructure policies of the RGP and is in compliance with the applicable provisions of the Zoning Ordinance, with appropriate modifications included with the application. At a density of only 1.37 dwelling units per acre, the project is at the low end of the density range recommended in the RGP. The compact and pedestrian scale residential development will preserve valued open space, natural features, and existing tree cover. Along with the advantages of the revised concept plan enumerated in this statement, there will be no detrimental effects to the County as a result of the proposed ZCPA, since the existing proffers will be essentially maintained and there will be no increase in units.

The proposed amendment to the approved concept plan represents an excellent example of an environmentally responsive designed residential development that warrants approval by the Planning Commission and the Board of Supervisors as a residential community that implements the green infrastructure design practices articulated in the County plans and ordinances.

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